

**STATEMENT OF ENVIRONMENTAL EFFECTS
FOR
Construction of a secondary dwelling + garage**

67 JACOBS STREET, BANKSTOWN

Prepared by ATRIUM PROJECTS PTY LTD

JANUARY 2024

Issue 01



Page left blank for comments

1.0 INTRODUCTION

This Statement of Environmental Effects (SEE) accompanies a development application to Bankstown Council for the development consent to construct a secondary dwelling at No. 67 Jacobs street, bankstown.

This SEE will seek to address a number of issues relating to the proposal including a description of the subject site, the surrounding area and the proposal. The statutory and policy requirements within which the proposal is to be considered are then set out with an assessment of the environmental impact of the proposal, undertaking by reference to Section 79C(1) of the Environmental Planning and Assessment Act, 1979, as amended.

This SEE shall be read in conjunction with the Plans prepared by ATRIUM PROJECTS accompanied with the subject application.

The assessment demonstrates that the proposed development would be acceptable in the context of all the relevant matters for consideration.

2.0 DESCRIPTION OF SITE

The subject site has an area of 665 m², rectangular in shape and has a frontage width of 18.28 m to Jacobs street, a maximum side boundary depth of 36.37m.

The site has a gradual fall from the street to rear boundary.

The existing building on the site is a single storey dwelling with a tiled

3.0 THE PROPOSAL

The application which this SEE accompanies seek consent to construct a secondary dwelling with an attached double garag

4.0 PLANNING CONTROLS & Policy controls

The site is affected by the provisions of Bankstown Development Control Plan and should comply with BCA requirements.

Zoning:

The site is zoned residential. The proposal conforms to the general character of the residential housing.

The site is affected by the provision of council's recently adopted Residential Development Control Plan.

The site is located in an area zoned. R4 – high Density Residential.

The relevant requirements in the below are applicable to the subject development

Lot size

3.1 A secondary dwelling is permissible on a site with a minimum lot size of 450m²

Yes

Site cover

the total floor area of the principal dwelling and the secondary dwelling is no more than the maximum floor area allowed for a dwelling house on the land under an environmental planning instrument; and

the total floor area of the secondary dwelling is no more than 60m² or, if a greater floor area is permitted in respect of a secondary dwelling on the land under an environmental planning instrument, that greater floor area.

Yes

Storey limit

The storey limit for detached secondary dwellings is single storey and the maximum wall height is 3 meters.

Yes

Any reconstituted ground level on the site must not exceed a height of **600mm** above the ground level (existing) of an adjoining site except where:

- (a) the secondary dwelling is required to be raised to achieve a suitable freeboard in accordance with Chapter 2.2 of this DCP; or
- (b) the fill is contained within the ground floor perimeter of the secondary dwelling to a height no greater than 1 meter above the ground level (existing) of the site

All fill doesn't exceed 1m and no reconstituted natural ground level above 600 proposed
Yes

Street setbacks

The minimum setback for a building wall to the primary street frontage is:
5.5 meters for the first storey

Yes

Side and rear setbacks

For the portion of the building wall that has a wall height less than or equal to 7 meters, the minimum setback to the side and rear boundaries of the site is 0.9 meter.

Yes

Private open space

Secondary dwellings must not result in the principal dwelling on the site having less than the required landscaped area and private open space.

Yes

Access to sunlight

3.13 At least one living area must receive a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Council may allow light wells and skylights to supplement this access to sunlight provided these building elements are not the primary source of sunlight to the living areas.

3.14 At least one living area of a dwelling on an adjoining site must receive a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling.

3.15 A minimum 50% of the private open space required for the principal dwelling on the site and a minimum 50% of the private open space of a dwelling on an adjoining site must receive at least three hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met for a dwelling on an adjoining site, the development must not result with additional overshadowing on the affected private open space.

Yes

Visual privacy

Yes

Frosted windows to private open space or offset 1.5m high

Building design

Flat ricket roof of max 6 degrees pitch

Yes

Building design (car parking)

Double garage attached is proposed with the development

Yes

Landscape

Development must retain and protect any significant trees on the site and adjoining sites. To achieve this clause, the development may require a design alteration or a reduction in the size of the secondary dwelling.

Yes

5. Section 79C (1) (E) – The Public Interest

The proposal will not give rise to any significant environmental impacts on adjoining properties and will not adversely impact the visual amenity and character of the streetscape. The proposal is therefore considered to be in the public interest.

6.0 CONCLUSION

It is evident through the above assessment that the proposal largely satisfies Council's prescribed control and density.

All of the minimum design requirements and performance criteria of the Residential Development Control Plan have been satisfied

The proposal does not contravene the relevant objectives of the R4 zone and will not result in any significant adverse impacts to neighboring residential properties in terms of overshadowing, privacy, view loss and visual bulk.

The design, materials and finishes of the proposed development will not detract from the visual amenity and character of the streetscape.

In light of the merits of the proposal and the absence of any adverse environmental impacts, the subject application is worthy of Council's support.